



Morgans Way, Blaydon, Tyne And Wear, NE21 4HN

Living Local are delighted to welcome this beautiful semi detached family home, perfectly tucked away within the peaceful cul-de-sac, Morgans Way. With a gorgeous rear garden enjoying breath taking views across the surrounding countryside, this lovely home offers the perfect blend of comfort, charm and tranquil surroundings. The welcoming entrance hall leads into a stylish open plan living space, featuring a bright lounge with bay window, dining area and modern kitchen with breakfast bar and integrated appliances. Upstairs are three well proportioned bedrooms, two with built-in storage, plus a contemporary family bathroom. Outside, this lovely home enjoys a beautifully tiered rear garden with lawn and patio areas, the perfect spot for al fresco evenings, summer entertaining and soaking up the sunshine! To the front, a private driveway provides off street parking and leads to the attached single garage. A property simply not to be missed out on! EPC Rating C.



WELL PRESENTED

Semi Detached Home

Three Bedrooms

Tiered Garden

Garage & Driveway

EPC Rating C

£200,000

Lounge 14' 5" x 12' 8" (4.40m x 3.85m) Max

The living room is a fantastic open plan living space with square bay window overlooking the street.

Kitchen/Diner 16' 3" x 9' 7" (4.95m x 2.93m)

Features a range of wall and base units, integrated oven/hob and space for white goods. Open plan kitchen/diner with added breakfast bar dining space with access to the enclosed rear garden.

Bedroom 1 13' 0" x 9' 6" (3.96m x 2.89m) Max

The main bedroom features built in double wardrobe storage.

Bedroom 2 10' 6" x 8' 10" (3.19m x 2.68m) Max

Enjoys surrounding countryside views.

Bedroom 3 9' 7" x 8' 2" (2.91m x 2.48m) Max

Benefits from built in storage cupboard.

Family Bathroom 7' 5" x 6' 2" (2.25m x 1.87m)

Features a modern white suite W/C, wash basin and bath with overhead rain fall shower.

Garage 17' 2" x 9' 11" (5.23m x 3.03m)

The attached garage can be accessed from the rear garden or front driveway by shutter door. Benefits from power, lighting and built in loft style storage.

Externally

This lovely home is an ideal hub for families to come together! Enjoying the surrounding country views, lawn and patio areas year round. To the front of the property there is an attached garage and driveway guaranteeing off road parking, along with visitor bays throughout the street.

Additional Information

Council tax band B. EPC Rating C. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

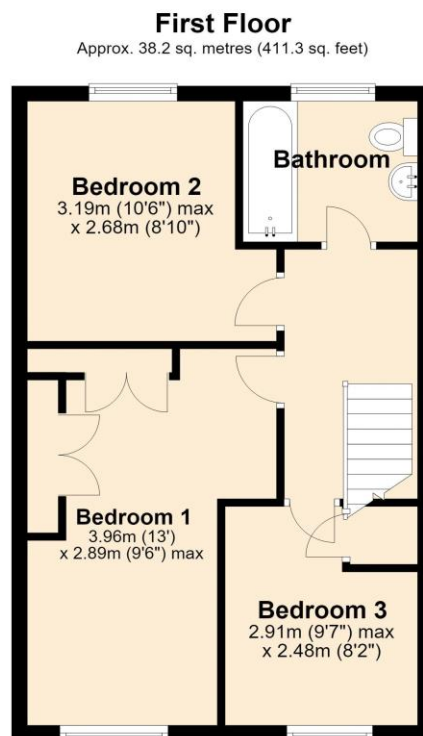
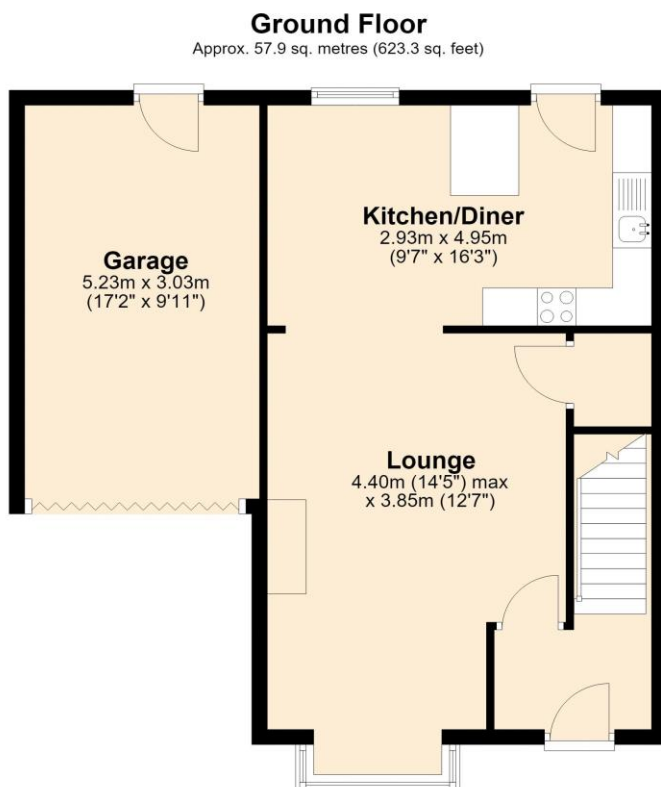




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan



Total area: approx. 96.1 sq. metres (1034.6 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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